



Commission Members Present: Christopherson, Granlund, Obaid, Seymour, Wolfgram, Helgeson, Johnson, Erickson and Brandvold

Staff Members Present: Petrie, Wittwer, Allen, Berg, Hirsch, Solberg

1. Call to Order – Chairperson Granlund called the Plan Commission meeting to order at 7:00 p.m.
2. Roll Call – Chairperson Granlund called the roll for the meeting. Commissioners Granlund, Johnson, Seymour, Helgeson, Wolfgram, Obaid, Erickson, Brandvold and Christopherson.
- 2.a. Chairperson Granlund noted the larger audience in attendance and spoke in regards to the open public comment period. Commissioner Christopherson moved to allow each speaker three minutes for public comment, up to twenty minutes if needed, with an option for additional twenty minutes if agreed to by the Commission. Seconded by Commissioner Wolfgram and the motion carried unanimously.
3. Commissioner Helgeson moved to approve the May 2<sup>nd</sup> minutes. Commissioner Christopherson seconded and the motion carried unanimously.
4. Open public comment period for items that do not appear on this agenda noted as public hearings.

Webster Hart, 5851 Cater Road, spoke in opposition of the annexation with concerns of the apartments within the proposed development. He noted concerns about the city services in particular about the fire, police departments. In addition, he noted that the water and sewer would need to extend to the proposed development. This proposal has been going on for over a year and nowhere near the city limits. He would like to see cooperation with all government agencies for the best results.

Mariena Kent, 2335 Trillium Drive, spoke in opposition of the annexation because it would result in this being a balloon within the city limits and not close to the city limits.

Glenn Reynolds, 5535 Mischler Road, noted this is not currently in the future growth area and not part of the comprehensive plan at this time. He referenced smart growth and this does not meet the standards at this time.

Will Glass, 6056 Inwood Drive, noted that with the comprehensive plan the land use stopped prior to getting to the land. He noted that the county park should not be included with the annexation.

Brian Binczak, 1815 Susan Drive, with Friends of Lowes Creek, stated opposition to the street safety noting only three roads exiting in this large development. He noted that the Comprehensive Plan is not supported on the development and the timing is not correct. He noted an island of annexation from the existing city to the development because the closest city street is 2.2 miles away. The urban sprawl is something the city should not support and create more sprawl in the future if this is approved. He noted affordable housing is not something considered on this development and is a key issue within the Chippewa Valley.

Commissioner Helgeson moved to allow more time for the open public comment to an additional twenty minutes for the discussion. Seconded by Commissioner Wolfgram and the motion carried unanimously.

Pat Smith, 4319 Jeffers Road, President of Chippewa Valley Homebuilders Association spoke in the support for the development and said there is a shortage of buildable lots within the

Chippewa Valley. He noted that the Chippewa Valley is growing faster and needs more housing units per acre.

Scott Rogers, Eau Claire Area Chamber of Commerce, spoke in support of the annexation and the local economy needs more housing and housing options in the area. He noted in particular workforce housing needs and that area should be a part of the future growth.

Cynthia Hunt, 2125 Andrew Drive, spoke in opposition about environmental concerns with the removal of farmland. She noted concerns about speed limits and infrastructure issues and the Town of Washington is not willing to make upgrades because of the cost. The City cannot support the existing streets that is surrounding the proposed development. Expressed concerns about the trout stream and crossing utilities with the Lowes Creek.

Tina Ball, 5999 Cater Road, spoke in opposition because it does not fit the surrounding 26 parcels which are approximately 5 to 15 acres in size. The surrounding neighborhood is mostly agriculture and two apple orchards. She noted that this area is not within the Comprehensive Plan and is not within the public utilities plan. This is not smart growth as noted within the Comprehensive Plan and thus impacting the safety and health of the neighborhood.

5. Condo Plat (P-8-22) – Salsbury Flats

Mr. Petrie presented a request to recommend approval of a final condo plat for Salsbury Flats. The plat shows the units to which will be available for private ownerships. The rowhomes redevelopment project started in 2018 with the rezoning, site plan and preliminary condo plat. The condo plat shows seven units with carport area and common area for the owners. This will be considered at the Council meeting on May 24<sup>th</sup>.

Jeff Stockburger with Everyday Surveying and Engineering was in attendance.

Commissioner Helgeson moved to recommend approval of the condo plat. Commissioner Seymour seconded and the motion carried unanimously.

6. Annexation (22-3A)

Mr. Allen presented a request to consider annexation of approximately 438 acres within the Town of Washington. The land is partially within the sewer area for the City and southern half is outside of the sewer area. This will be considered at the Council meeting on May 24<sup>th</sup>.

A short discussion was held among the Plan Commission members regarding the annexation about the process, utilities and future development areas. Mr. Solberg noted the future growth area is something the city is looking for in the future and working the development team to provide utilities, land uses and support growth.

Paul Holzinger, 704 Mitscher Avenue, spoke about the process with the Town of Washington, County Board and Town Board with the original development proposal. He noted the concerns with the proposal in the Town about water quality and septic systems. This is multi-year project, and city standards with water and sewer would not be an issue anymore. He noted failing septic systems would not be part of the future maintenance and about the stormwater management with curb and gutter to maintain runoff.

The Plan Commission members continued a discussion about the proposed development and the next steps needed for approval.

Commissioner Helgeson moved to recommend approval of the annexation. Commissioner Christopherson seconded. Motion carried 5-4 (nay: Obaid, Johnson, Wolfram and Erickson).

7. Site Plan (SP-2211) – SpringHill Suites by Marriott  
Mr. Petrie presented a site plan request for a SpringHill Suites by Marriott located at 1111 Menomonie Street. The proposed site plan shows a 4-story building with 128 hotel rooms. The total land area is 3.8 acres. The floor plans show a pool, meeting rooms, and lobby area. This access is shared with the proposed Sonnetag Centre. The Waterway and Parks Commission recommended approval of the request at their meeting on April 27<sup>th</sup>.

Brian Lambert with Ayres Associates spoke about the proposal and that the fence will be removed with the project along southern portion of the trail. He noted the bicycle rack is eight total stalls along the bike trail. He noted the access to the site is approximately 24 feet wide to access the hotel and the future restaurant site.

Commissioner Seymour moved to approve the site plan with staff recommendations. Commissioner Brandvold seconded and the motion carried unanimously.

8. Highway T Property LLC Comprehensive Plan Map Amendment Request – Mr. Allen noted that the previous approved annexation for Highway T Property LLC is requesting an amendment from the Comprehensive Plan from low density residential and industrial to commercial and industrial. Commission supports to move the amendment request forward.
9. City of Eau Claire Sewer Service Area Comprehensive Plan Map Amendment Request – Mr. Allen noted that the SSA amendment was formally requested by the City Council at their meeting last week and the process over the next few months has started. Commissioner Helgeson moved to recommend this request. Christopherson seconded and the motion carried unanimously.
10. Cancellations of July 4<sup>th</sup> and September 5<sup>th</sup> Plan Commission meetings. Mr. Allen noted that two upcoming meetings are on July 4<sup>th</sup> and September 5<sup>th</sup> which are both holidays. The Commission agreed and approved the cancellations of the two meeting dates.
11. Future Agenda Items and Announcements – None.
12. The meeting adjourned at 9:20 p.m.

  
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Zina Obaid, Secretary